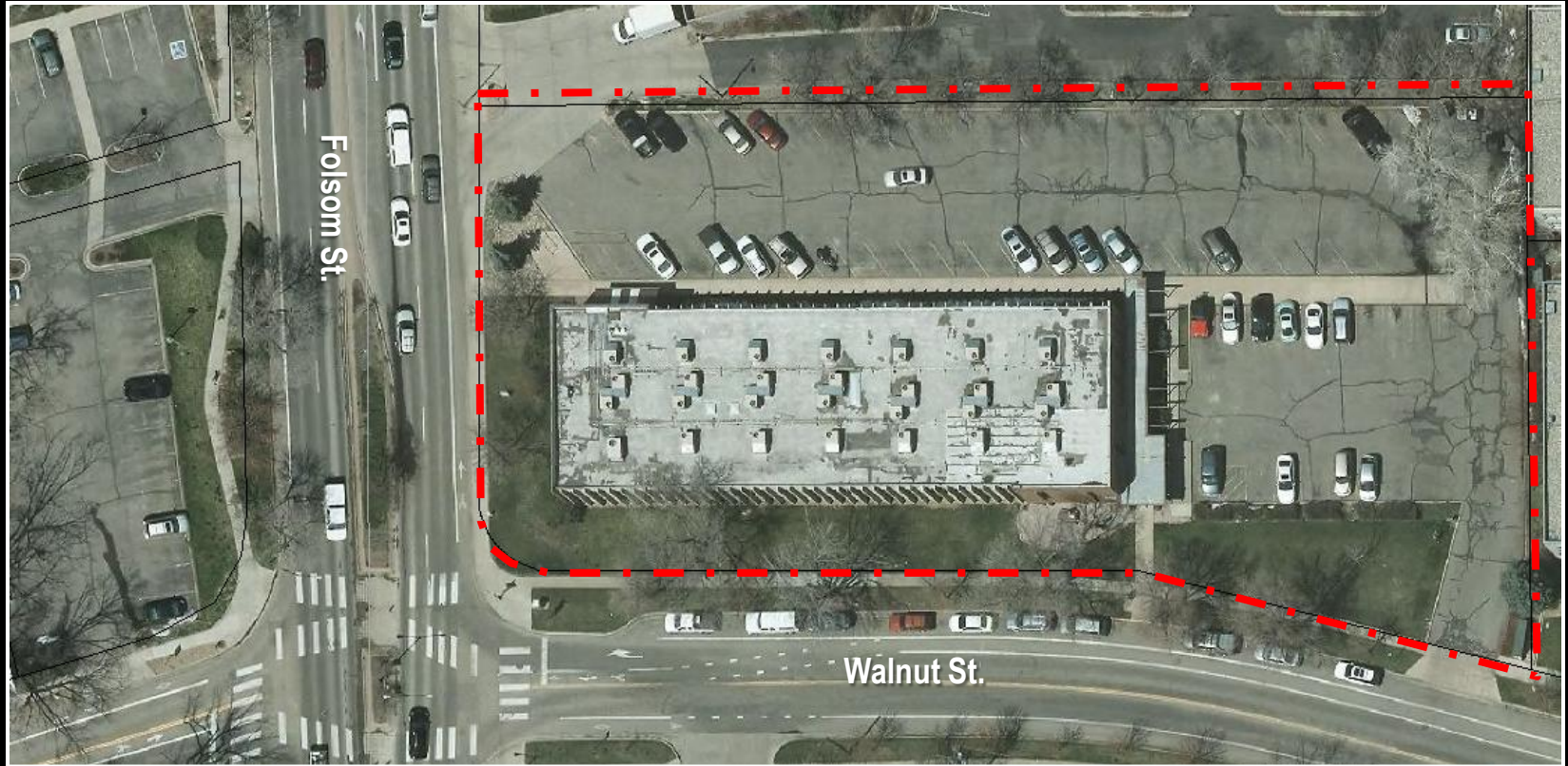


# 1900 Folsom St. Rezoning



**City Council   ■   May 5, 2015**

# Summary

- **2 Applications: Rezoning & Concept Plan**
- **Concept Plan Review**
  - Heard by Planning Board March 5, 2015
  - Positive feedback for 35' mixed-use project
  - Not called up by council at March 17, 2015 meeting
- **Rezoning (from BT-2 to BR-1)**
  - Requires adoption of Ordinance 8041 by Council
  - Introduction & first reading on April 7, 2015
  - Based on Rezoning Criteria (§ 9-2-18, B.R.C. 1981)

# Rezoning Criteria

**Proposed rezoning must be:**

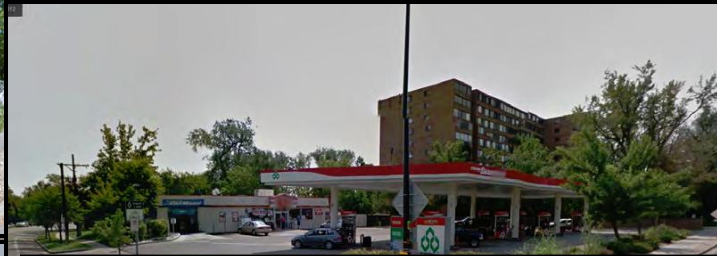
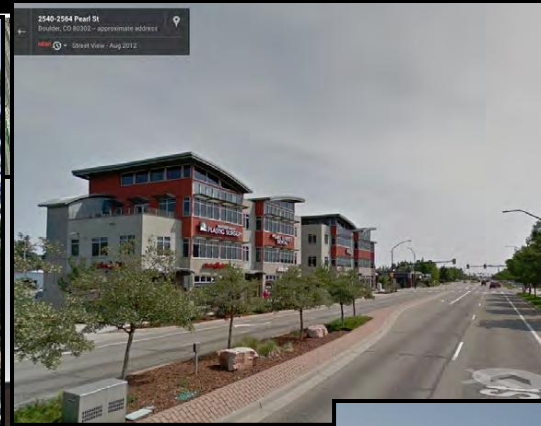
Consistent with the policies and goals of the Boulder Valley Comprehensive Plan and meet one of six criteria.

**In this case, rezoning request is based on:**

**(1) ✓ The applicant demonstrates by clear and convincing evidence that the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan map;**



# Existing Context



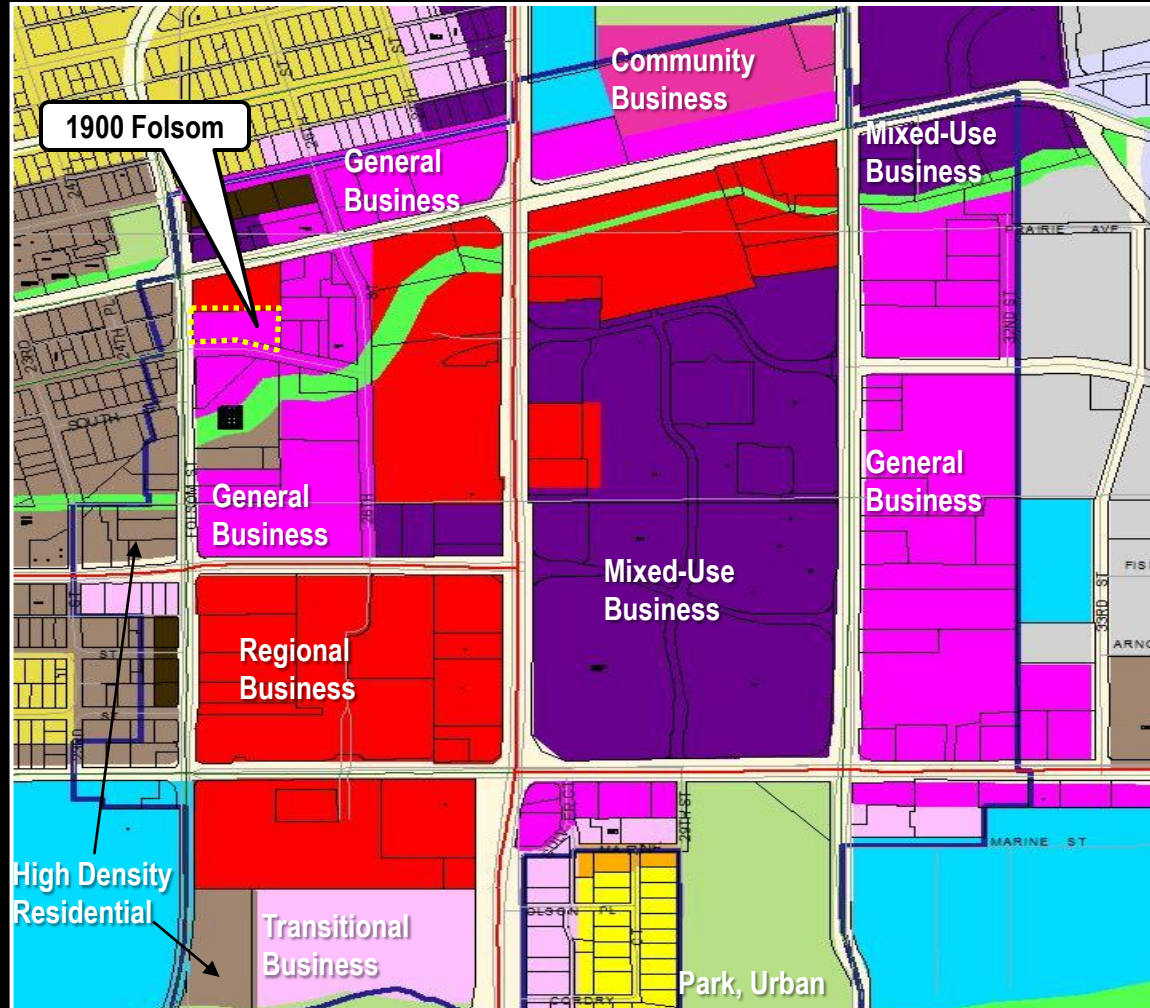
# BVCP Land Use Map

The **BVCP Land Use Map** provides a generalized picture of desired future land uses in the Boulder Valley. Land use categories include residential, business, industrial, public/semi-public, open space, and park use.

The **city zoning map** implements the Land Use Map by assigning every parcel of land in the city a zoning district. This regulates allowable uses, density, setbacks, height, affordable housing requirements, solar access protection and more.



# BVCP Land Use Designation

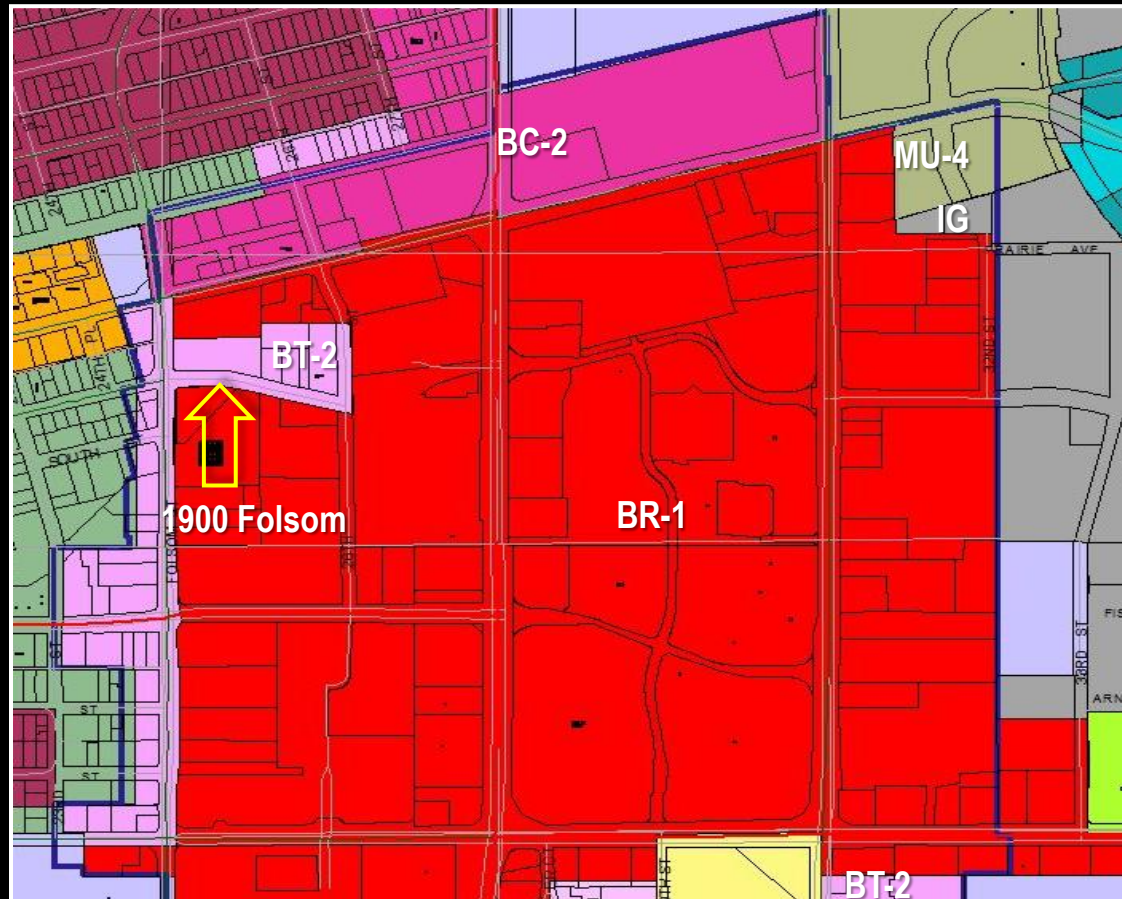


*The Boulder Valley Regional Center (BVRC) is a primarily commercial area, providing retail at a range of scales, restaurants, offices, and hotels in the geographic center of Boulder.*

# BVCP Land Use Designation

General Business – *The General Business areas are located, for the most part, at **junctions of major arterials** of the city **where intensive commercial uses exist**. The plan proposes that these areas continue to be used without expanding the strip character already established.*

# Existing Zoning



*Transitional business areas which generally **buffer a residential area from a major street** and are **primarily used for commercial and complementary residential uses**, including without limitation, temporary lodging and office uses.*



# Proposed Zoning

The Applicant is requesting to rezone the property from **BT-2 to BR-1** (Business – Regional 1), which is defined in section 9-5-2(c)(2)(I), B.R.C. 1981 as:

*Business centers of the Boulder Valley, containing a wide range of retail and commercial operations, including the largest regional-scale businesses, which serve outlying residential development; and where the goals of the Boulder Urban Renewal Plan are implemented.*

# Historic Land Use & Zoning

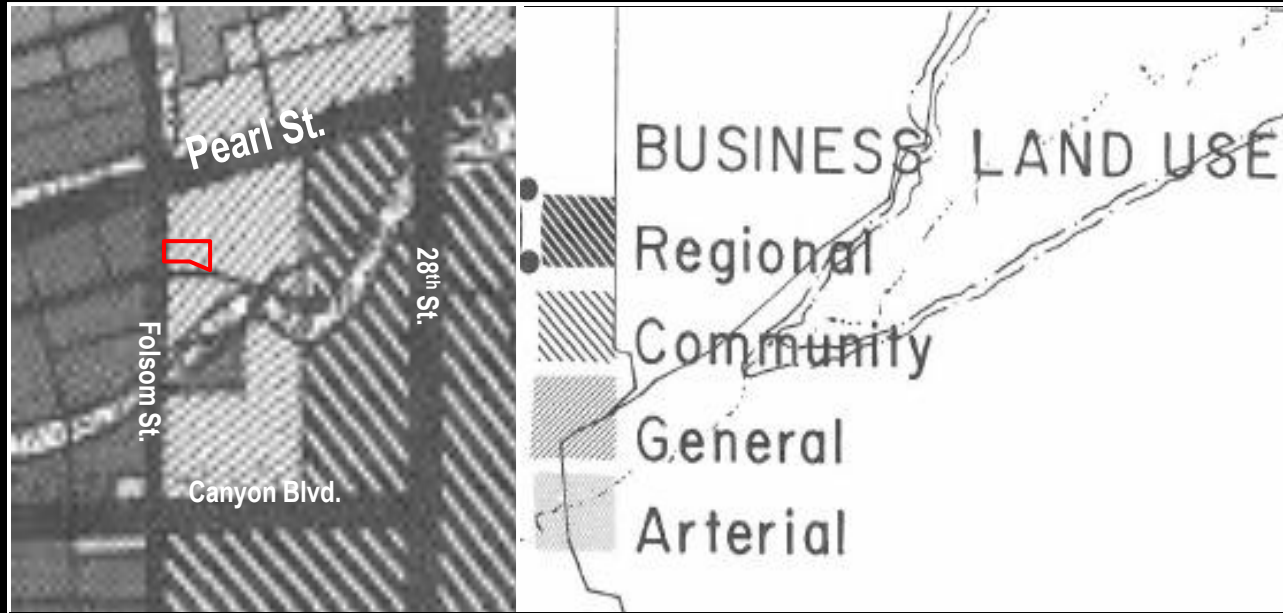


Figure 1: 1977 Land Use Map - General Business

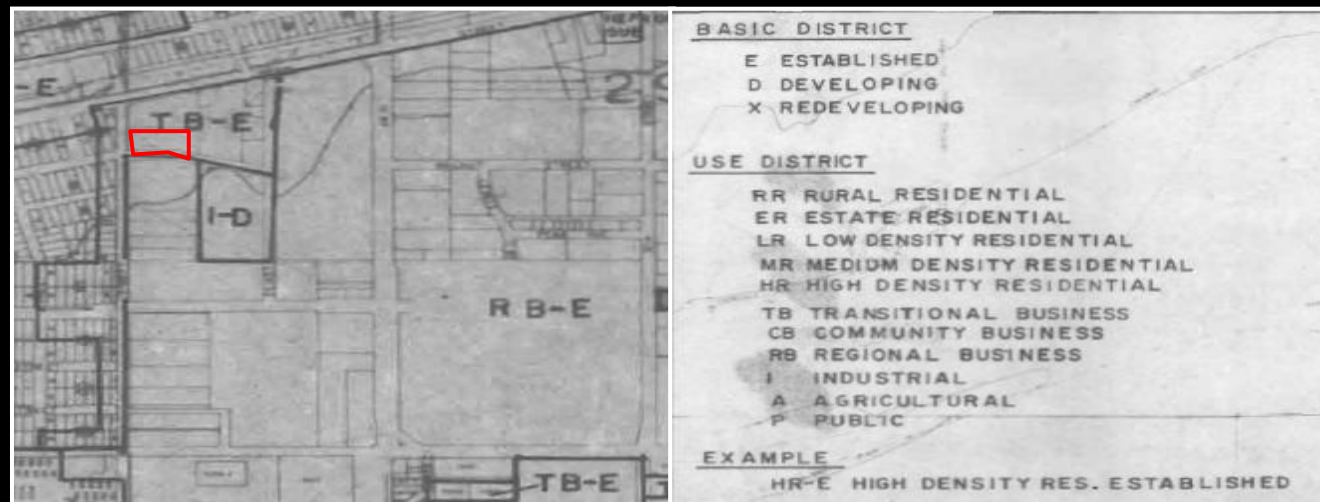
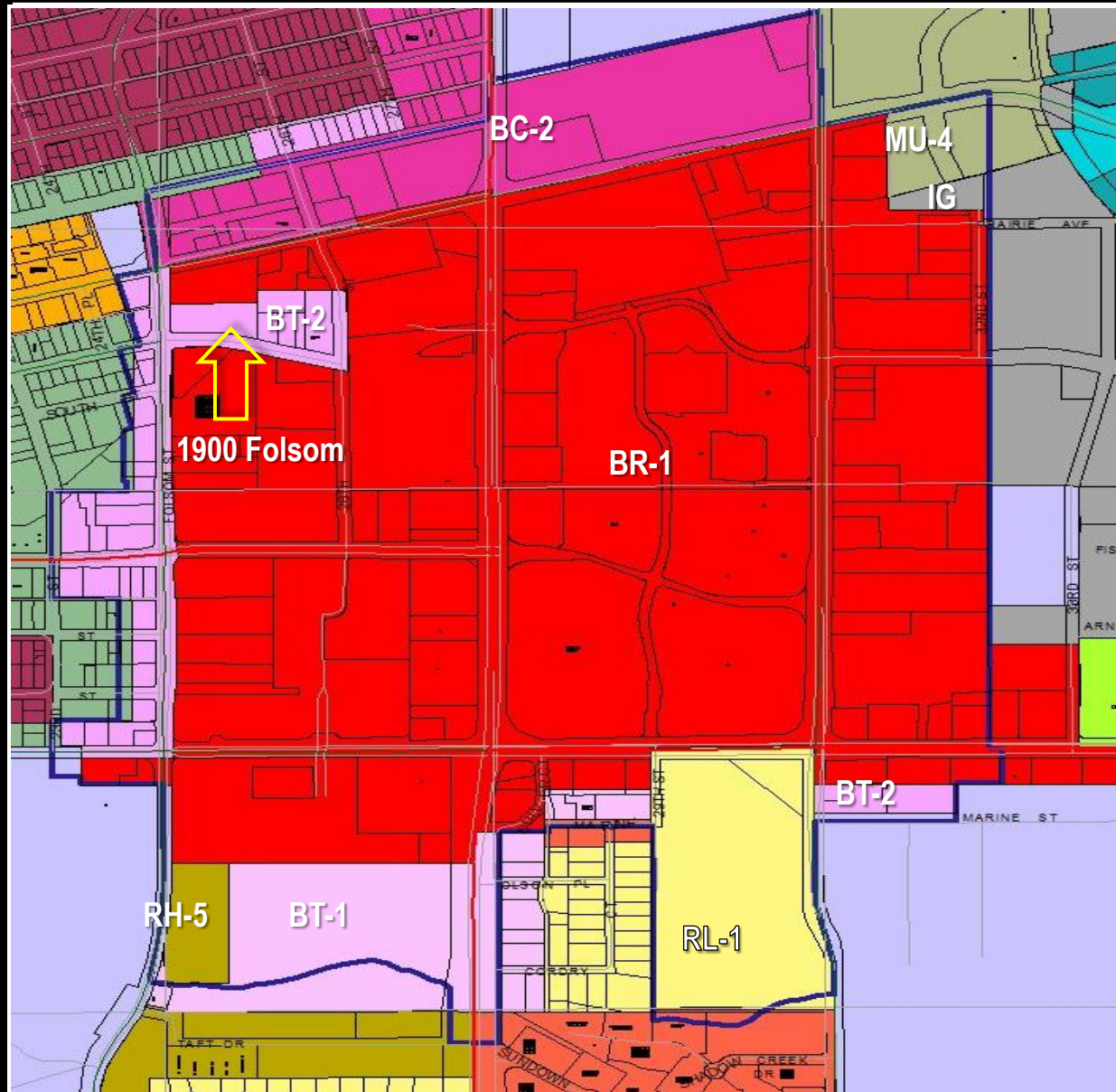


Figure 2: 1977 Zoning Map – TB-E

# BVRC Land Use & Zoning



# Intensity Comparison

Zoning District	Intensity Module	Minimum Lot Area (in square feet unless otherwise noted)	Minimum Lot Area Per Dwelling Unit (square feet)	Number of Dwelling Units Per Acre	Minimum Open Space Per Dwelling Unit (square feet)	Minimum Open Space on Lots (Residential Uses)	Minimum Open Space on Lots (Nonresidential Uses) <sup>(a)</sup>	Minimum Private Open Space (Residential Uses) (square feet)	Maximum Floor Area Ratio
					See Section 9-9-11 for additional open space requirements. For mixed use developments, use the requirements of either the residential or nonresidential standards that result in the greatest amount of open space				

BT-2	21	6,000	1,600	27.2	600	-	10—20%	0	0.5:1
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BR-1	23	6,000	1,600	27.2	0	-	10—20%	0	2.0:1
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Maximum FAR Increase: The maximum FAR increase allowed for buildings thirty-five feet and over in height in the BR-1 district shall be from **2:1 to 4:1**.



# Use Comparison

Use	BT-2	BR-1
Commercial Kitchens & Catering	Prohibited	Use Review
Small Theater/ Rehearsal Space	Prohibited	Allowed
Hotels/ Motels	Use Review	Allowed
Financial Institutions	Use Review	Allowed
Office Uses	Allowed	Allowed
Veterinary Clinic	Use Review	Allowed
Retail Sales (up to an above 5,000 sf)	Prohibited	Allowed

# Rezoning Criteria

Section 9-2-18(e)(1), B.R.C. 1981

- (1) The applicant demonstrates by clear and convincing evidence that the proposed rezoning is necessary to come into compliance with the Boulder Valley Comprehensive Plan map;**

# Analysis

Therefore, given:

1. The project site's location within the BVRC;
2. The absence of adjacent residential areas; and
3. The historic consistency of applying BR-1 zoning to properties within the BVRC with a General Business land use designation

In this instance, the proposed zoning change from BT-2 to BR-1 would bring the site into better alignment with the underlying land use designation.

**Motion to:**

**Approve Ordinance 8041 rezoning the property located at 1900 Folsom Street from Business Transitional - 2 to Business Regional - 1, consistent with the Boulder Valley Comprehensive Plan land use designation of General Business.**